



Place Management Group, Inc.

COMMUNITY ADDENDUM

This Community Addendum (this "Addendum") is made and entered into as of the same date as the Housing Contract (the "Contract") to which this Addendum is attached by and between Owner and Resident named therein. The terms of this Addendum shall be in addition to the terms of the Contract as if the terms of this Addendum were written into the Contract.

All installments and fees made payable to	Junction Place 800 W Hovey Suite 100 Normal IL 61761
NON-REFUNDABLE APPLICATION FEE	\$75
NON-REFUNDABLE RESERVATION FEE • Renewals are not required to pay fees twice	\$150
COMMENCEMENT DATE	June 1, 2010
EXPIRATION DATE FOR 12 MONTH CONTRACT	May 15, 2011
EXPIRATION DATE FOR 10 MONTH CONTRACT	N/A
EXPIRATION DATE FOR 5 MONTH CONTRACT	N/A
SHORT TERM PREMIUM • Housing Contracts for less than 12 months are offered on a limited availability at specific communities. The additional fee will be added to the monthly installment of Rent. Contact your Community office for more information and regarding your specific move in day.	N/A
INITIAL LATE CHARGE • Charged on the fourth (4 th) day of the month if Rent is not paid by the third (3 rd) day of the month. Rent is delinquent until Rent is paid in full.	\$25
DAILY LATE CHARGE • Charged per day beginning on the fifth (5 th) day of the month for a maximum of \$150.00. Rent is delinquent until Rent is paid in full.	\$5
RETURN CHECK CHARGE FOR EACH RETURNED CHECK	\$35
ASSIGNMENT FEE • To be paid by Resident or Assigned Resident or both	\$150
TRANSFER FEE from Exclusive Space to another exclusive space within the same Unit	\$50
TRANSFER FEE from Exclusive Space to another exclusive space in a different unit	\$150
RECONNECTION FEE OF UTILITY SERVICES	\$75
UTILITY CONNECTION FEE (IF APPLICABLE)	N/A
In the event utilities are included in the Rent, the following "Threshold Amount" has been allocated for each service. If Resident exceeds the Threshold Amount (s), Resident will be charged and required to pay the overage amount:	
Electricity	\$25
Water / Sewer	N/A
Trash	N/A
Pest Control	N/A
Telephone	N/A
Cable TV	N/A
Internet	N/A
Gas	N/A
HOLDOVER DAILY FEE In an amount of the existing monthly installment of Rent.	200% of monthly Rent

UTILITIES AND SERVICES:

Water Submetering at the Unit: If the Unit is submetered, a water bill (the "Bill") including water and wastewater charges, will be issued on that basis.

Payment of Bill: After the master meter for the Unit is read by the retail public utility serving the Unit, and after the Owner receives the water bill from the retail public utility, the Bill will be calculated. The Owner will calculate the per unit cost and multiply that per unit cost by the reading on the submeter appurtenant to the Unit to obtain the amount of the Bill. Resident shall pay the Bill as calculated above on or before the due date identified on the Bill. Resident hereby designates that the Owner may, in the Owner's discretion, apply payments made by Resident first to utilities, then to Rent due under the Contract. In the event that Resident fails to pay all or any portion of the Bill on or before the due date, there will be a late charge of five percent (5%) of the delinquent Bill assessed against Resident. In the event that the Bill is paid with a returned check, the Owner reserves the right to assess a returned check fee as provided in the Contract. In addition to the foregoing, in the event that Resident fails to pay all or any portion of the Bill, such failure to pay shall be deemed a default by Resident of this Contract as if Resident failed to pay all or any portion of the Rent due under or comply with this Contract and Owner shall be entitled to pursue under the Contract or applicable law for Resident's failure to pay Rent or comply with this Contract.

HOLDING OVER:

Owner shall be entitled to recover from Resident: (i) holdover rent as listed above, plus (ii) all rent for the full term of any Housing Contract already signed for the next succeeding term. Owner shall have the right to treat Resident as a tenant at sufferance and proceed with a suit under applicable law against Resident to recover possession of the Premises.

DEFAULT BY RESIDENT:

Owner's rights shall include, but shall not be limited to, terminating Resident's right to occupy the Premises or terminating the Contract, at Owner's sole discretion and regain possession of the Premises in the manner provided by applicable law. Owner shall have the right to remove personal property remaining in the Premises deemed abandoned by complying with applicable law regarding seizure of personal property. It is understood that in the even Owner terminates a Roommate's right to occupy the Premises and Unit, it shall be a default under this Contract by Resident for such Roommate to occupy the Premises and Unit. In addition, in the event of Resident's default, Resident shall be liable, to the fullest extent allowed by applicable law, for and shall pay: (i) a reletting fee equal to 85% of one months' Rent to offset the costs of reletting the Premises and Unit; (ii) all monthly Rent and other charges which are payable during the remainder of the term of this Contract, which shall be accelerated automatically without notice and shall be immediately due and delinquent; and (iii) any other sums that may be due pursuant to the Contract or applicable law. Resident acknowledges that the reletting fee is not a cancellation fee or a buyout fee. The reletting fee is liquidated amount covering only Owner's damages associated with Owner's time, effort and expense in finding and processing another resident to occupy the Unit and Premises. Such damages are uncertain and difficult to ascertain.

ABANDONMENT:

If Resident is absent from the Premises for five (5) consecutive days, during the term of the Contract, while all or any portion of the Rent is delinquent, the Premises shall be deemed abandoned. Owner shall have the right to remove personal property remaining in a Unit and Premises deemed abandoned by complying with applicable law regarding seizure of personal property. Owner shall impose reasonable charges for storing such abandoned or seized property, and may sell same at public or private sale (subject to any recorded chattel mortgage) after 10 days written notice of time and place of same is sent certified mail, return receipt requested, to the Resident at the address of the Unit or at any forwarding address given by Resident to Owner in writing. Sale shall be to the highest cash bidder; proceeds shall be first credited to the cost of the sale and then indebtedness; and surplus, if any, shall be mailed to Resident at the above address. It is agreed that, unless otherwise required by law, the above procedures shall not necessitate prior to court hearing or subject Owner to any liability.

The terms of this Addendum are agreed to and accepted by:

OWNER:

Signature: _____

Name Printed: _____

RESIDENT:

Signature: _____

Name Printed: _____